



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

May 11, 2021 - 7:30 pm @ Community Development Department

Case #17-2021: Parcel 22-A-301

Applicant – Bernstein, Shur, Sawyer & Nelson, P.A.

Owner – Nickerson Ventures, LLC

Location – 19 Rolling Ridge Road

Zoning District – RDA; Windham Surface Water Watershed Protection Overlay District (WPOD)

This is an application to appeal an Administrative Decision of the Community Development Director, Rex Norman, that a variance is required from the ZBA prior to issuance of a building permit for construction of a single family dwelling, garage, and site improvements incidental thereto on the property situated at 19 Rolling Ridge Road as shown on the plans attached hereto as Exhibit A. The property consists of 2.881 acres, is situated in Residential District A, and is accessed via a 50' private right-of-way.

Case #18-2021: Parcel 22-A-301

Applicant – Bernstein, Shur, Sawyer & Nelson, P.A.

Owner – Nickerson Ventures, LLC

Location – 19 Rolling Ridge Road

Zoning District – RDA; Windham Surface Water Watershed Protection Overlay District (WPOD)

Variance relief is requested from **Section(s) 702 and Appendix A-1** to allow the construction of a single-family dwelling, detached garage and site improvements incidental thereto on a 2.881 acre parcel with deeded right-of-way access but no frontage on a Town road where 175' of frontage is required on a public road.

Case #25-2021: Parcel 22-A-301

Applicant – Bernstein, Shur, Sawyer & Nelson, P.A.

Owner – Nickerson Ventures, LLC

Location – 19 Rolling Ridge Road

Zoning District – RDA; Windham Surface Water Watershed Protection Overlay District (WPOD)

This is an Appeal to the ZBA under the provisions of RSA 674:41, II, under which the Zoning Board of Adjustment may grant approval to build a single-family dwelling, detached garage and site improvements incidental thereto on a 2.881 acre parcel where the property has no frontage on way meeting the requirements of RSA 674:41(I) but with deeded right-of-way access.

Case #19-2021: Parcel(s) 22-L-56

Applicant – Kenneth Walsh

Owner – Foresight Investment Inc. Amy Mu, President

Location – 28 West Shore Road

Zoning District – RDA; Windham Surface Water Watershed Protection Overlay District (WPOD)

Variance relief is requested from **Section(s) 702 and Appendix A-1**, to allow the construction of a 236 SF replacement deck to be constructed 12.62 feet from the side lot line where 30 feet is required and 19.06 feet from the front lot line where 50 feet is required.

Due to the current State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

The Board strongly encourages members of the public to participate in the public hearings remotely, where possible, rather than planning to attend in person.

PLEASE NOTE: In keeping with “social distancing” we are holding this meeting by way of “Zoom”. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at **965-1241**.

Note: Some or all members will be participating in this meeting via ZOOM conferencing.

IMPORTANT - COVID19 PROCEDURES:

- All individuals physically attending/participating **must** wear a mask or other facial covering and observe social distancing by maintaining at least six feet (6') of distance from others to the extent such is reasonably possible.
- In keeping with the Governor's Executive Order 2020-04 #12, the following means of communication with the Board will be available to the public for the duration of the public session: **Call us at 603-965-1241**
- All the members participating will be able to hear you and your questions will be answered.
- As always you may attend the meeting, but reservations are required and if you plan on attending, please call 432-3806 between the hours of 8 am and 4pm.

Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8am – 4pm